

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.#: Special Permit #1435C
Harland Taylor Community Unit Plan

Date: July 12, 2001

PROPOSAL: This is a request to amend the special permit for community unit plan to show a parking lot north of the Northeast Y.M.C.A. building in the Community Unit Plan.

GENERAL INFORMATION:

APPLICANT: Harland Taylor Homeowners Association
3910 Normal Boulevard, Suite 203
Lincoln, NE 68506
(402) 436-3111

Y.M.C.A.
1039 P Street
Lincoln, NE 68508
(402)464-7481

CONTACT: Jack Lynch
Olsson Associates
1111 Lincoln Mall
Lincoln, NE 68508
(402) 474-6311

LOCATION: 69th Street & Huntington Avenue

LEGAL DESCRIPTION: Lots 1-4 and Outlot A, Harland Taylor Addition; Lots 2-21, Outlot B, Harland Taylor 1st Addition; Lots 1-5 and Outlots A, B, and C, Harland Taylor 2nd Addition all located in the northeast quarter of Section 16, Township 10 North, Range 7 East, Lincoln, Lancaster County, Nebraska.

REQUESTED ACTION: Approval of Special Permit

EXISTING ZONING: R-2, residential

SIZE: 6.84 acres, more or less

EXISTING LAND USE: 12 duplex units (24 dwelling units), open space, northeast YMCA recreational facility.

SURROUNDING LAND USE AND ZONING: Zoned R-2, residential to the north east and south; P, Public Use to the west. Surrounding land uses are multi-family residential in a CUP to the north, church and single family residential to the east and south, Mickle School to the west, and park land to the northwest.

COMPREHENSIVE PLAN SPECIFICATIONS: The Comprehensive Plan Land Use Plan shows the area as urban residential. This application conforms to the Comprehensive Plan.

HISTORY:

The area was zoned A-2, Single Family Dwelling and AA, Rural and Public Use district until it was updated to R-2, Residential and P, Public during the zoning update of 1979.

On **October 28, 1968** City Council approved Special Permit #441 which permitted the construction and operation for a building or other facilities for recreation and meetings (Northeast YMCA).

On **September 2, 1980** City Council approved Change of Zone #1824 which changed a portion of the P, Public District to R-2, Residential because it was not publicly owned.

In **January 19, 1985** City Council approved Special Permit #441A to amend the lot area, parking lot, access and to exclude the area of the daycare center.

On **May 8, 1989** City Council approved Special Permit #441B to amend the special permit in order to allow the construction of a garage.

In **1989** City Council approved the Northeast YMCA West Preliminary Plat consisting of 16 single family lots and a large lot for the existing YMCA.

On **June 22, 1992** City Council approved Special Permit #1435, Harland Taylor C.U.P consisting of 24 dwelling units and three outlots.

On **September 30, 1996** City Council approved Special Permit #1435A, Harland Taylor CUP which amended the CUP to include the Northeast Y.M.C.A. and to add two duplex units.

On **November 18, 1997** the applicant withdrew Special Permit #1435B to amend the site plan to reduce the rear yard setbacks. The Building and Safety Department determined that the amendment was unnecessary.

On **November 12, 1997** the Planning Director approved Administrative Amendment #97107 which amended note #13 to read that Lots 27 & 28 shall have single car garages and one stall per drive.

ANALYSIS:

1. This is a request to show a parking lot north of the Y.M.C.A. building on the site plan of the community unit plan.
2. The Parks and Recreation Department indicated that a landscape plan is necessary for North 70th Street and Huntington Avenue. It was also indicated that Patmore Ash is the street tree and needs to be spaced at 50-55' apart and 5' from the curb to meet traffic standards along North 70th Street.
3. The Public Works and Utilities Department indicated that storm water is shown to be concentrated and discharged from the parking lot expansion and surface drained across the Harland Taylor housing development, rather than surface drain the water and cause potential problems across the residential lots, the Public Works & Utilities Department recommends that the drainage be picked up in a single inlet and piped to the storm sewer or open drainage ditch in Harland Taylor Addition. The grading plan submitted does not show any existing defined drainage channel where the storm water is proposed to be discharged from the parking lot.
4. The Public Works & Utilities Department recommends approval to the new parking lot, subject to the drainage revisions.
5. The Building and Safety Department Fire Prevention approved the request.
6. Lincoln Electric System does not require additional easements, however a note should be added to the plan indicating that any relocation of existing facilities shall be at the owner/developer's expense.
7. The parking lot will provide additional parking for the Y.M.C.A. building.
8. The Police Department has no objections to the request.
9. The Lincoln-Lancaster County Health Department noted that all wind and water erosion must be controlled during construction. The Lower Platte South Natural Resources District should be contacted for guidance in this matter. During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with the Lincoln-Lancaster County Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not be limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of ground cover will also be incorporated as necessary.

Conclusion:

STAFF RECOMMENDATION:

Conditional Approval

CONDITIONS:

Site Specific:

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department office and the plans are found to be acceptable, the application will be scheduled on the City Council's agenda.
 - 1.1 Revise the site plan to show:
 - 1.1.1 The correct legal description.
 - 1.1.2 The correct name of the community unit plan under the legal description.
 - 1.1.5 The correct certificate for the City Clerk to show the approval or disapproval by the City Council.
 - 1.1.6 A note indicating that any relocation of existing facilities shall be at the owner/developer's expense.
 - 1.1.7 Provide a landscape plan for N. 70th Street and Huntington Avenue.
 - 1.1.8 Revise the grading plan to the satisfaction of the Public Works and Utilities Department.
 - 1.1.9 Revise the drainage to the satisfaction of the Public Works & Utilities Department.
 - 1.2 Revise the landscape plan to show:
 - 1.2.1 Screening that meets the City of Lincoln Design Standards for Screening and Landscaping.
 - 1.2.2 Landscaping that meets the City of Lincoln Design Standards for parking lots.
 - 1.2.3 Identification of plant materials on the plan.

2. This approval permits a parking lot in the north portion of Lot 5, Harland Taylor 2nd Addition, adjacent to the Y.M.C.A. building.

General:

3. Before receiving building permits:
 - 3.1 Special Permit #441D is approved.
 - 3.2 The permittee shall have submitted a revised and reproducible plan including 5 copies showing the following revisions and the plans are acceptable:
 - 3.3 The construction plans shall comply with the approved plans.

STANDARD CONDITIONS:

4. The following conditions are applicable to all requests:
 - 4.1 All privately-owned improvements shall be permanently maintained by the owner or an appropriately established owners association approved by the City Attorney.
 - 4.2 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
 - 4.3 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
 - 4.4 The City Clerk shall file a copy of the resolution approving the permit and the letter of acceptance with the Register of Deeds. The Permittee shall pay the recording fee in advance.
5. The site plan as approved with this resolution voids and supersedes all previously approved site plans, however all resolutions approving previous permits remain in force unless specifically amended by this resolution.

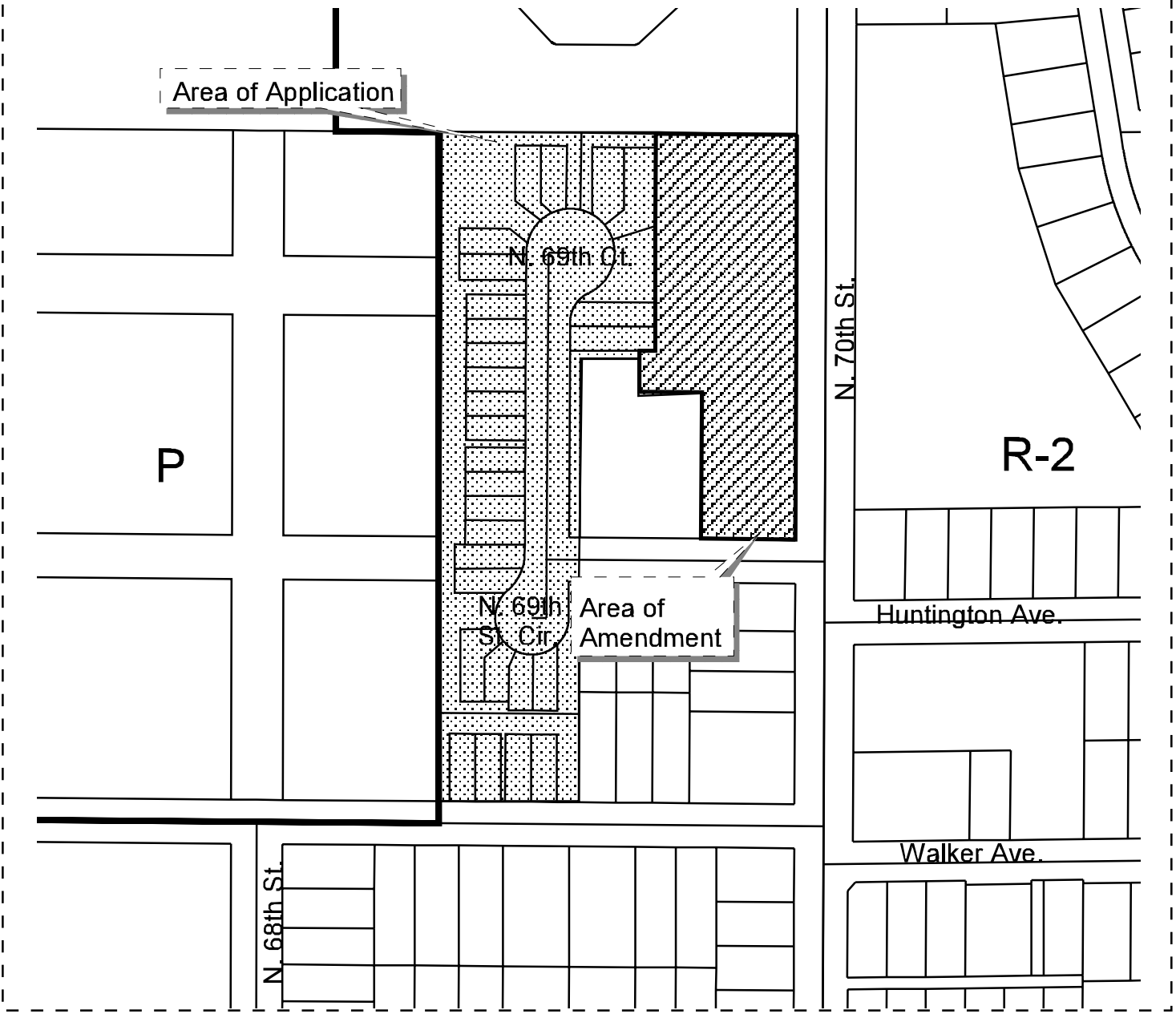
Prepared by:

Becky Horner
Planner



Special Permit #1435C
70th & Huntington



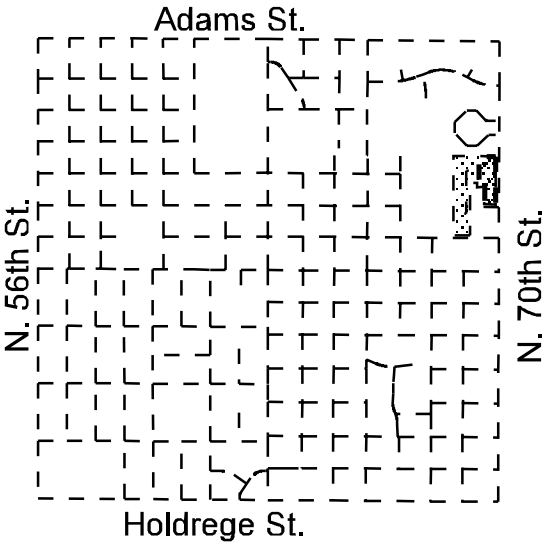
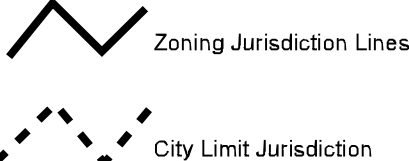


Special Permit #1435C 70th & Huntington

Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile
Sec. 16 T10N R7E

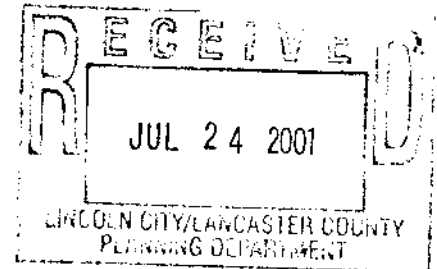




OLSSON ASSOCIATES
ENGINEERS • PLANNERS • SCIENTISTS • SURVEYORS

24 July 2001

Mr. Ray Hill
Planning Department
County-City Building
555 South 10th Street
Lincoln, NE 68508



Re: NE YMCA Proposed Parking Lot
Amendment to the Harland Taylor Community Unit Plan Special Permit #1435A
Amendment to Northeast YMCA Recreation Facility Special Permit #441c
OA Project No. 2001-0462.02

Dear Ray:

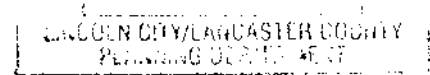
Enclosed find the following documents for the above mentioned project:

1. 21 Copies of the Site Plan
2. 10 Copies of the Drainage and Grading Plan
3. 7 Copies of the Landscape Plan
4. Copy of Ownership Certificate
5. Copy of Approval letter from the Harland Taylor Neighborhood Assoc.
6. \$195 Application Fee
7. \$585 Application Fee

On behalf of the Owner/Developers, Harland Taylor Homeowners Association and YMCA, 1039 "P" Street, Lincoln, NE 68508, Ph. (402) 464-7481, we are requesting an Amendment to the Community Unit Plan and an Amendment to Northeast YMCA Recreation Facility Special Permit No. 441c on the property shown on the enclosed site plan, all located in the SE ¼ of the NE 1/4 Section 16, T10N, R7E of the 6th PM, City of Lincoln, Lancaster County, Nebraska.

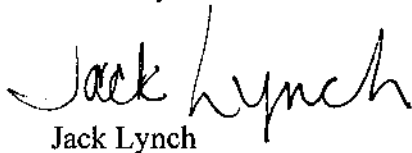
As discussed in our meeting, we are proposing a 33 stall parking lot north of the existing YMCA. With the continued growth of the YMCA's membership they can not supply enough parking on site during peak hours. There are approximately 60 stalls existing on site, the Rosemont Alliance Church provides overflow parking at the present time. We have had a meeting with the Harland Taylor Neighborhood Association, addressing their concerns and receiving a letter of approval which is enclosed. In addition verbal approval has been received from the Rosemont Alliance Church, Pastor Jim Voss, and the Villa Apartments, Manager Jason Lemon.

Mr. Ray Hill
Page Two
9 July 2001



Please contact me if you have any questions or require additional information.

Sincerely,


Jack Lynch

kj
Encls

cc: John Dias
Tom Huston
Harland Taylor Neighborhood Association

June 20, 2001

Lincoln/Lancaster County Planning Department
555 South 10th Street
Lincoln, NE 68508

Re: Young Men's Christian Association
of Lincoln Northeast Branch
Amendment to Special Permit #441C
and Special Permit #1435A

Dear Sirs:

The Board of Directors of the Harland Taylor Homeowners Association (the "Association") recently met with representatives of the Young Men's Christian Association of Lincoln ("YMCA") regarding their desire to expand the parking lot available for customers parking at the YMCA to an area located north of the YMCA's structure. The YMCA sought the input of the Association as it relates to the amendment to the Special Permit for the YMCA and for the effect of the Harland Taylor Community Unit Plan which was approved by Special Permit #1435A.

The YMCA has listened to our concerns and has our full support for an amendment to both Special Permits to expand their parking lot. On behalf of the Board of Directors of the Association, I am authorized to execute and deliver this letter to the Planning Department voicing the full approval of the Association. The YMCA has been a good neighbor to the Harland Taylor residents and we envision a good working relationship in the future.

Should you need any additional information, please do not hesitate to contact the undersigned.

Sincerely,



Chuck Straub

President

Harland Taylor Homeowners Assn.

CC: NORTHEAST YMCA


JUL 9 2001

M e m o r a n d u m

JUL 19 2001

CITY

To: Becky Horner, Planning

From:  Dennis Bartels, Engineering Services

Subject: NE YMCA Harland Taylor CUP Amendment

Date: July 17, 2001

cc: Roger Figard
Nicole Fleck-Tooze

Engineering Services has reviewed the proposed parking lot addition to the YMCA at 70th and Walker and has the following comments:

1. Storm water is shown to be concentrated and discharged from the parking lot expansion and surface drained across the Harland Taylor housing development. Rather than surface drain the water and cause potential problems across the residential lots. I recommend that the drainage be picked up in a single inlet and piped to the storm sewer or open drainage ditch in Harland Taylor Addition. The grading plan submitted does not show any existing defined drainage channel were the parking lot is presently proposed to discharge.
2. The new parking lot as shown is satisfactory subject to the drainage revisions.

City of Lincoln, Nebraska

IMPORTANT

All revisions to plans must include Building Permit # and Job Address.

Return this report with two sets of corrected plans. The corrections noted below are required to be made to the plans prior to issuance of a permit. Please indicate under each item where the correction is made by plan sheet number or plan detail number.

A separate set of plans for review and final approval must be submitted by the licensed installing contractor/s if fire suppression systems, sprinklers, dry powder, fire alarm systems or underground tanks are installed.

Plan Review Comments

Permit # **DRF01076**

Address

Job Description: **NE YMCA HARLAND TAYLOR CUP**

Location: **NE YMCA HARLAND TAYLOR**

Special Permit: **Y 1923**

Preliminary Plat: **N**

Use Permit: **N**

CUP/PUD: **N**

Requested By: ~~BALEY HORNE~~ *Becky Horner*

Status of Review: **Approved**

Reviewer: **FIRE PREVENTION/LIFE SAFETY CODE**

BOB FIEDLER

Comments:

Current Codes in Use Relating to Construction Development in the City of Lincoln:

- 1997 Uniform Building Code and Local Amendments
- 1994 Nebraska Accessibility Guidelines (Patterned after and similar to ADA guidelines)
- 1989 Fair Housing Act As Amended Effective March 12, 1989
- 1979 Zoning Ordinance of the City of Lincoln as Amended including 1994 Parking Lot Lighting Standards
- 1992 Lincoln Plumbing Code (The Lincoln Plumbing Code contains basically the 1990 National Standard Plumbing Code and local community Amendments.)
- 1999 National Electrical Code and Local Amendments
- 1997 Uniform Mechanical Code and Local Amendments
- 1994 Lincoln Gas Code
- 1994 NFPA 101 Life Safety Code
- 1997 Uniform Fire Code and Local Amendments
- Applicable NFPA National Fire Code Standards

JUL 17 2001

LINCOLN

COUNTY



MICHAEL WOOLMAN
<lpd737@CJIS.CI.LIN
COLN.NE.US>

07/11/2001 08:13
AM

To: R Horner <RHorner@ci.lincoln.ne.us>
cc:
Subject: SP # 1923 NE YMCA Harland Taylor CUP

Becky,

The Lincoln Police Department has no objections to the NE YMCA Harland Taylor CUP SP #1923.

Michael S. Woolman
Planning Sergeant
Lincoln Police Department

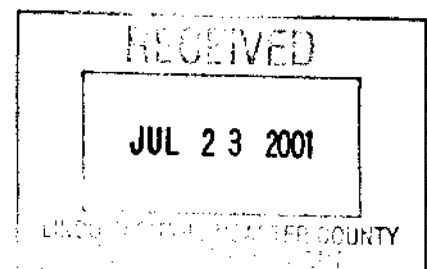
**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION**

TO: Becky Horner
DATE: 7/18/2001
DEPARTMENT: Planning
FROM: Chris Schroeder
ATTENTION:
DEPARTMENT: Health
CARBONS TO: Carole Douglas, Acting Director
EH File
EH Administration
SUBJECT: NE YMCA SP #1923

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the application for special permit #1923 with the following noted:

All wind and water erosion must be controlled during construction. The Lower Platte South Natural Resources District should be contacted for guidance in this matter.

During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of vegetable ground cover will also be incorporated as necessary.





Memo

To: Becky Horner, Planning Department
From: Mark Canney, Parks & Recreation
Date: July 12, 2001
Re: NE YMCA Harland Taylor 2nd Addition - SP#1923

Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and have compiled the following comments:

1. A Landscape Plan needs to be provided for N. 70th Street & Huntington Avenue.
2. Patmore Ash is the street tree and needs to be spaced at 50 – 55' apart and 5' from back of curb to meet traffic standards along N. 70th Street.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248.





INTER-DEPARTMENT COMMUNICATION

DATE July 23, 2001

TO Becky Horner, City Planning

FROM Sharon Theobald
(Ext. 7640)

SUBJECT DEDICATED EASEMENTS
DN #25N-69E

Attached is the Amended C.U.P. for Harland Taylor 2nd Addition.

ALLTEL, Time Warner Cable, and the Lincoln Electric System will not require any additional easements.

It should be noted, any relocation of existing facilities will be at the owner/developer's expense.

A handwritten signature in cursive script that reads "Sharon Theobald".

ST/nh
Attachment
c:Terry Wiebke
Easement File

